

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

December 20, 2012
Ref. No.: 12-384

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

RECEIVED

DEC 21 2012

CLERK - TREASURER

CERTIFICATION

RE: **Z-2506--THE JC HART COMPANY (OR to PDRS):**
Petitioner is requesting rezoning of approximately 19 acres for a 266 unit / 497 bedroom apartment complex composed of a variety of housing styles centered on a clubhouse/community building. The property is located on the north side of the existing terminus of Cumberland Avenue near the intersection with US 52, West Lafayette, Wabash 12 (NW) 23-5.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on December 19, 2012 the Area Plan Commission of Tippecanoe County voted 14 yes - 0 no on the motion to rezone the subject real estate from OR to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. As conceptually shown on the Preliminary Plan, the owner of the Cumberland Proper Planned Development shall install a trail crosswalk across Cumberland Avenue, with final design and location subject to the approval of the Administrative Officer.
7. Final design of the lighting plan to be included in the Final Detailed Plan submission shall be subject to the approval of the Administrative Officer.
8. Final design of the internal street network for the project to be included in the Final Detailed Plan submission shall be subject to the approval of the Administrative Officer and the West Lafayette Fire Department.
9. A bus shelter, as conceptually shown on the Preliminary Plan, shall be provided along the project's Cumberland Avenue frontage. Final location of the bus shelter along the project's Cumberland Avenue road frontage to be determined by the Administrative Officer of West Lafayette and CityBus working with the owner.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its Monday, January 7, 2013 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in black ink, appearing to read "Sallie Dell Fahey", written in a cursive style.

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: JC Hart Company
52 & Cumberland Partnership
Joseph Bumbleburg
Dave Buck, West Lafayette City Engineer
Sagamore Commons
The Schneider Corporation
Duke Energy
Vectren
Comcast
Frontier Communications
Indiana American Water Company